

From: Pat Taylor
To: [PRC](#)
Subject: Project 3036083-EG
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CAUTION: External Email

RE: Design Comment Period
Project 3036083-EG

Thank you for your notice of the deadline for design comments from the community. I own a condo at 12341 35th Ave. NE, which is across the alleyway from the proposed building in question. What follows is a listing of my concerns about the project:

- Building footprint and population density: this building will very likely have to use every inch of the relatively small property it will occupy. That alone makes it out of scale with the surrounding neighborhood. 46 “efficiency units” officially makes this an “apodment.” This is just too compact of a space to put up a four story building for 46 (or more, who know?) occupants.
- Garbage: having lived here 15 years, I can attest to ongoing issues with garbage disposal and consistent problems with overflow. A large building like this is not going to improve the situation.
- View: our building has a nice territorial view on the south side that will be negatively impacted by the placement of this oversized building.
- Transient population: apodments are not known for having a stable slate of renters. Lake City does not need a building catering to transiency.
- Parking: apodment developers are always quick to say that the residents will not have vehicles. However, they will, and so will the guests who show up to visit. While there is no parking code to prevent them from going forward, the developer should have the decency to consider the overall needs of the neighborhood. I likewise dread service vehicles including moving vans that will block the alley on a consistent basis.
- Management: it is unlikely there will be on site management of the building and any problems that arise. Noise, garbage, etc. will not be addressed promptly which is very problematic.
- Urban blight: a drive around the surrounding blocks will demonstrate that we have an inordinate amount of challenges to the population of Lake City. Across 125th on 33rd Avenue is 5 solid blocks of Section 8 housing, and vacant lots with damaged buildings. Our homeless population is significant. Buildings all around us and on our main street and boarded over and tagged with graffiti. The crime rate in Lake City is significant if the developer were to actually research it. An apodment is not going to be any sort of an upgrade for our community. If the developer wanted to put up a condo or townhouses where there would be actual property owners, we would have a better chance of improving the neighborhood.

Thank you for bringing this information to the design approval process!

Pat Taylor (she / her)

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